

1132
WARRANTY DEED

50,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Curtis V. Jarvis, Jr.
Rt 4, BX 116A
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ten dollars, the proceeds of a mortgage executed simultaneously herewith, and other good and valuable consideration to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Charles Thomas Wallace, Jr., an unmarried man, of Rt 4, BX 116, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Curtis V. Jarvis, Jr., and wife Jonica Horton Jarvis, of Rt 4, BX 116A, Montevallo, AL 35115 (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I

Beginning at the SE corner of the NE $\frac{1}{4}$ of §2, Twp 22S, R4W; thence go W 330 feet; thence N 440 feet; thence E 214 feet; thence N 139 feet; thence E 183 feet; thence S 434 feet to the point of beginning. Containing \pm 4 acres, located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §2, Twp 22S, R4W.

Source of title: A warranty deed from Cyrus Kendrick and wife Eva Kendrick to Charles T. Wallace, Jr., conveying this and other property, executed July 9, 1956 and recorded July 23, 1956 in deed book 181, page 199 of the Probate Office of Shelby County.

PARCEL II

The S 34 acres of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §1, Twp 22S, R4W, known prior to 1939 as the old Frank Fortenberry place.

Source of title: A warranty deed from C T Wallace Sr and wife Cora J Wallace, executed August 23, 1961 and recorded August 26, 1961 at deed book 217, pages 12-3 of the Probate Office of Shelby County.

Charles Thomas Wallace, Jr., the grantor herein, is one and the same person as Charles T. Wallace, Jr., and C. T. Wallace, Jr., grantee of the two deeds mentioned above as sources of title of the property herein conveyed.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

It is the intent of this instrument to convey two adjoining parcels, divided by a section line (and also divided by Shelby County Highway 10, which traverses the property) totalling 38 acres and bordering upon a five acre

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parcel retained by grantor for homestead, whether correctly described above or not.

To have and to hold to the said grantees, their heirs and assigns forever.

I, Charles Thomas Wallace, Jr., do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 21 December 1987.

Witness:

Steven Sears

Charles T. Wallace, Jr. (Seal)
Charles Thomas Wallace, Jr.

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Charles Thomas Wallace, Jr., whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 06 January 1988.

Steven Sears
Notary public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 18 AM 9:33

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00